

00553046/gs



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

THE VILLAGE AT REDONDO OWNERS
ASSOCIATION, A Washington Non-Profit
Corporation

vs.

RICK S. DUA , an individual, and JANE or
JOHN DOE DUA, an individual, and the marital
or quasi-martial community comprised thereof

**SHERIFF'S NOTICE TO JUDGMENT
DEBTOR OF SALE OF REAL PROPERTY**

CAUSE # 16-2-14533-7 KNT

JUDGMENT RENDERED ON 09/06/2016
ORDER OF SALE ISSUED: 09/27/2016
DATE OF LEVY: 10/05/2016

TO: RICK S. DUA and JANE or JOHN DOE DUA, and the marital or quasi-martial community comprised
thereof, JUDGMENT DEBTOR(S):

1839 S. 286TH LANE, #S-201, FEDERAL WAY, WA 98003

UNIT S-201, THE VILLAGE AT REDONDO, A CONDOMINIUM, ACCORDING TO THE DECLARATION
RECORDED UNDER RECORDING NO. 20060523001875, AND ANY AMENDMENTS THERETO, AND
SURVEY MAP AND PLANS IN VOLUME 217 OF CONDOMINIUM PLATS, ON PAGES 51 THROUGH 60,
INCLUSIVE, AND ANY AMENDMENTS THERETO, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NUMBER: 894444-1470.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: NOVEMBER 28, 2016
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT
OF **\$8,073.72** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on.
- ☒ 3. A redemption period of one year which will expire at 4:30 p.m. on **November 28, 2017.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON **NOVEMBER 28, 2017**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF
King County, Washington

BY: HUGO ESPARZA
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
(206) 263-2600

ATTORNEY:
SOUND LEGAL PARTNERS, PLLC
6161 NORTHEAST 175TH STREET
SUITE 205
KENMORE, WA 98028
(206) 823-1040